

ITEM# 14  
DATE: 09-25-18

## **COUNCIL ACTION FORM**

**SUBJECT: YOUTH AND SHELTER SERVICES USE OF MUNICIPAL LOT P**

### **BACKGROUND:**

In August of 2017, City Council approved a one-year lease extension with Youth and Shelter Services (YSS) for use of Municipal Lot P at 308 5<sup>th</sup> Street. Lot P was originally leased to YSS as part of the Development Agreement for renovation of the old City Hall at 420 Kellogg Avenue beginning in 1995. The last time the lease was renewed, YSS requested, and was granted, a lease rate of \$20/space/month. YSS felt that they have been performing routine lot maintenance that was equivalent to approximately \$15/space/month (as of July 1, 2018, the City charges \$50/month/space). It should be noted that the lease agreement requires this maintenance, which includes snow removal, be performed at the lessor's sole expense. The current lease agreement has expired as of August 31, 2018.

There appears to be at least three alternatives that could be applied to YSS for their use of Municipal Lot P; 1) convert the stalls to the standard reserved rate of \$50/month/space and have the City assume all maintenance responsibilities for Lot P, 2) install parking meters, which for parking lots would be set at 10-hour limits, at \$0.50/hour (consistent with the area meter rates) and with the City assuming all maintenance responsibilities for Lot P, 3) enter into a lease with YSS for \$35/month/space in recognition of that they will continue to perform routine maintenance of Lot P.

YSS provided a letter in support to maintain long-term use of the lot, requesting to stay at the lower rate of \$20/month/space due to the maintenance they perform throughout the year.

### **ALTERNATIVES:**

1. Direct staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the rental rate of \$35/month/space, acknowledging that YSS performs routine maintenance on Lot P which includes snow removal.
2. Direct staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the rental rate of \$20/month/space, acknowledging that YSS performs routine maintenance on Lot P which includes snow removal. (YSS preferred action)
3. Direct staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the standard rate of \$50/month/space with the City assuming responsibility for all maintenance of Lot P.

4. Direct staff to modify the official Parking Meter Map to reflect 10-hour metered parking in Municipal Lot P at the current rate of \$0.50/hour with the City assuming responsibility for all maintenance of Lot P.

This alternative would make Lot P available to the general public as well as YSS. The \$.50/hour rate would be consistent with the rates for other parking meters in the area.

**MANAGER'S RECOMMENDED ACTION:**

Assuming that the City Council would prefer to continue providing Lot P for the exclusive of YSS and acknowledge their costs for maintaining Lot P, it is the recommendation of the City Manager that the City Council adopt Alternative #1 thereby directing staff to draft and enter into a 3-year lease with YSS for the use of Municipal Lot P at the rental rate of \$35/month/space, acknowledging that YSS performs routine maintenance on Lot P which includes snow removal.

**The recommended alternative will give credit to YSS for assuming maintenance responsibilities for Lot P, yet still generates additional revenue needed by the City for pavement replacement of our parking lots.**

September 20, 2018



City of Ames  
515 Clark Avenue  
Ames, Iowa 50010

Re: City Parking Lot #P

City Council Members,

YSS began to rent parking spaces in Lot #P in 2007 for \$20 per space. Included in the rental agreement, YSS agreed to keep the lot cleared of snow in the winter and clean from litter year round. We have valued this agreement and have been conscientious in the maintenance of the lot.

YSS will be maintaining its presence in historic downtown as well as continuing the precedence of allowing community groups to utilize our building throughout the day and evening. Having access to this lot is instrumental for our employee and visitor activities; it is full on a daily basis.

YSS is grateful for the partnership with the City of Ames on multiple fronts. We're confident the partnership is mutually beneficial as we serve thousands of Ames residents each year. An increase of 150% would result in an additional \$5,400 in expenses for YSS annually. To help keep our expenses low and ensure our resources are spent on creating impact, we would request that you consider the nonprofit rate of \$20 per unit that we have been paying previously.

Thank you for your consideration of our request.

Respectfully,

Andrew Allen  
President & CEO